

Incenting (ARU) Development through Collaboration

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Overview

- Provincial Calls to Action/Policy
- CMHC HAF announced
- What can local municipalities do?
- Intergovernmental collaboration
- ARU Initiative and Results



For years, we were building at a steady but modest pace—typically between 80 and 180 homes annually.



What changed wasn't just market conditions—it was our approach.

With support from the Housing Accelerator Fund, we shifted from reacting



And the result?

In 2025, we reached **377** new home starts—**THE HIGHEST IN OVER A DECADE!**

North Greenville Housing Picture

New Home Starts



Behind the scenes – the big three

Zoning Reform



ARU Program



Development Approvals Software



What HAF Funding Enabled

Progress Towards Our Housing Targets

	Validated Actuals to Date	Housing Supply Growth Target	Units Remaining to Reach HSGT	% Achieved
Total Net New Permitted Units	665	671	6	99%
Single Detached	155	346	191	45%
Missing Middle Units	447	289	-158	155%
Other Multi-Unit	63	36	-27	175%
Affordable Units	78	116	38	67%



Housing Capacity: Holistic, hands-on, and Person-Centered

- What do home and property owners need from the municipality?
- How can we guide them through the process?
- How can we make things easier?
- Removing some process, financial, and design barriers

Collaborative Housing Focus



- Council, Staff, Province, and Federal Governments coming together
- Best practices, historical precedent, local municipal action
- HAF enabled the ARU Initiative













NG ARUs By the numbers

- Since February 2025:
 - Three builds anticipated to start this spring (2026)
 - Iterative program process – adjusting to the needs of the home and property owners
 - **ARU Landlord Open House scheduled for Tuesday April 28th 5-7pm (NG Municipal Centre)**

Incentivizing ARU Development



Scan for website link!

in partnership with:



Jacqueline Hillier, Jessica Huang, Nevan Kho, Jason Park, and Steve Shao

OBJECTIVE

Canada is in the midst of a housing crisis within a shifting landscape of policy priorities. Urbanizing municipalities in Ontario currently lack diverse housing options but Additional Residential Units (ARUs) can provide increased density. To incentivize increased ARU development, our Team partnered with the Municipality of North Grenville which was the recipient of federal National Housing Strategy funding through the Housing Accelerator Fund (HAF) program in March 2024. HAF funding has enabled ARU development by home and property owners but decision-making and barriers have not been explored in detail amongst communities like North Grenville. Despite funding in North Grenville, ARU development has experienced a slow uptake, so our Team has been tasked with understanding and accelerating ARU development. While ARUs provide more diversity to the housing supply, our research demonstrates cost is still the greatest factor prohibiting larger development at scale.

Planning/Developers

- Zoning and approvals
- process for ARU incentives
- secondary planning approval agencies

Governance/Policy

Regarding homeowners:

- knowledge of ARU development
- understanding of ARU programs
- planning and development process

General Public

- understanding planning and development process
- requirements for ARU program
- unaware of ARU incentives

Questionnaire Data: Concerning Factors from Participant Categories

The screenshot shows the 'ARU Cost Calculator' interface. It includes a dropdown menu for 'Select Configuration', a section for '1. Configuration (Choose ARU Type)' with three radio button options, and a section for '2. Parameters' with a 'Select Number of Units' dropdown. The interface is clean and user-friendly.

Financial Calculator Tool

ARU Toolkit

ARU Toolkit as Website



About North Grenville

The Municipality of North Grenville is located outside Ottawa, Ontario. This location is undergoing/experiencing rapid urbanization and population growth requiring grant money to develop ARUs. Our job as the MUCP team is to design a toolkit that other municipalities can use to advance their housing programs especially related to ARUs. We have consolidated the best practices and successful factors from Canadian municipalities and make recommendations here.

North Grenville has already succeeded in acquiring a grant from the Federal Government. It is our job as the U of T student team to share how other municipalities can replicate the success in North Grenville elsewhere. Developing housing has no one narrative and ARUs are a real possible solution to provide housing today.

Project Goals

The aim for our project is to improve accelerated housing initiatives specifically through ARU developments. We wanted to share our consolidated research and knowledge in an accessible format by creating a website. The final product here is a toolkit for municipalities to understand what works best in delivering ARUs.

We have gathered knowledge, expertise, and research from several sources including academic and grey literature, and primary research in the form of a questionnaire to working professionals. This has informed the recommendations we

\$25,000+

Grant money available

14,381

ARUs built, Ontario 2024

\$160-250k

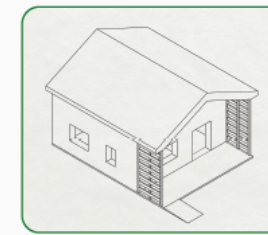
600sqft ARU avg cost



Research Hub on Website

INTERVENTION STRATEGY

The website we have designed is a toolkit for ARU acceleration. It consolidates our research in an accessible format for working professionals and general public homeowners alike who are interested in the ARU development process. Our ARU toolkit website combines extensive research, calculating cost and visualizing ARU options, and recommends next steps about the ARU development process. We developed the website from the research conducted in three main areas: (1) A questionnaire forum targeted towards participants who have experience and knowledge with ARU development to better understand the enabling and prohibiting factors regarding ARU development. (2) A cost estimation calculator tool consolidated from financial and funding research to address the cost barrier to developing ARUs. (3) Situating North Grenville's ARU program in the context of other Ontario municipalities to enable further incentivization. The extensive research we have consolidated expands the knowledge and understanding of accelerating housing through ARU developments in urbanizing municipalities.



ARU Mock-Up

Incentivizing ARUs: School of Cities Research project

Thank you!
Questions?



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